

# Ward 3



Planning and Development Guidebook



## **Vision**

A leading planning and development department dedicated to building Las Vegas into a world-class city.

## **Mission**

Provide long-range planning, sustainability coordination, urban design, historic preservation and land-use application services to citizens, developers, businesses and visitors so they can benefit from orderly and environmentally sensitive growth and redevelopment.

## **Values**

- Professionalism
- Respect
- Innovation
- Dedication
- Excellence

## **Priorities**

- Create relevant plans and documents that are internally consistent, understandable and accessible.
- Implement the Strategic Plan for the city of Las Vegas.
- Optimize the use of our financial, technological and human resources to improve effectiveness.
- Develop dedicated, innovative and loyal professionals who are committed to achieving our mission within a creative environment.
- Provide responsive, reliable customer service.
- Provide for and foster community involvement.
- Achieve professional excellence which is nationally, regionally and locally recognized.
- Adhere to the American Institute of Certified Planners Code of Ethics and Professional Conduct.

## **Contact Information**

*General Information: 229-6301*

*Historic Preservation: 229-5260*

*Public Information Office: 229-2343*

*Admin. Fax: 474-7463*

## Administration

This division provides the senior management leadership, financial and human resource management, technological support and public information for the department. The director and deputy director lead the department's efforts to fulfill the city's and the department's strategic plan. The division's staff is responsible for the department's fiscal management and staffing requirements. Critical technological advances, updates and solutions including GIS, Hansen and web-based departmental information and support are made in this division and coordinated with the city's Information Technology Department. The public information office, in coordination with the city's Office of Communications, ensures that the programs and processes of the department are shared with the department's core customers and the overall community.

*Margo Wheeler, AICP*

Director ..... 229-6352

*Tom Perrigo, AICP*

Deputy Director..... 229-2127

*Rene Carlsen*

Senior Technical Systems Analyst..... 229-6886

*Denise Kaplan*

Senior Management Analyst..... 229-6253

*Rebecca Smith*

Administrative Secretary..... 229-6353

Fax..... 474-7463



## Case and Public Planning

The divisions manage and process the land use applications that are filed with the city. These applications are the first step in the project development process for residential, commercial or mixed-use projects. They also manage the application process for tenant improvements as well as home improvements, as required.

During the application review process, this division ensures that a proposed project meets the city's planning principles, zoning code and design and development standards.

## Responsibilities

- Land Use and Zoning Information to Customers
- Land Use Applications
- Planning Commission Staff Support
- City Council Staff Support
- Final Maps/Tentative Maps/Parcel Maps
- Title 19 Zoning Ordinance (Codes)
- Title 18 Subdivision Ordinance (Codes)
- Permit/Plans Review
- Design Review
- Sign Permits
- Temporary Commercial Permits
- Home Occupation Permits
- Addressing
- Field Inspections

*Planning Manager:*

*Doug Rankin, AICP.....229-5408*

*Planning Supervisor:*

*Field/Plan Check*

*Peter Lowenstein, AICP.....229-4693*

*Planning Supervisor:*

*Front Counter Team*

*Peter Lowenstein, AICP.....229-4693*

*Planning Supervisor:*

*Case Planning*

*Steve Gebeke, AICP.....229-5410*

*Fax Number .....385-7268/474-0352*

## Long-Range Planning

This division provides the long range planning, historical preservation and statistical analysis services for the city. This team solicits and guides the public's input as the community envisions its neighborhoods and the city. These are expressed and documented in the various planning documents.

### *Master Plan 2020*

- Community Design Element
- Conservation Element
- Historic Properties Preservation Plan Element
- Housing Element
- Land Use Element
- Parks & Recreation Element
- Population Element
- Public Buildings Element
- Public Safety Element
- Recreational Trails Element
- School Facilities Element
- Transit Element
- Transportation Trails Element
- Water Element

### *Special Area Plans*

- Beverly Green/Southridge Neighborhood Plan
- Centennial Centre Plan
- Centennial Hills Sector Plan
- Cliffs Edge (Providence) Development Agreement
- Cliffs Edge (Providence) Development Plan and Design Guidelines
- Downtown Centennial Plan
- Downtown North Land Use Plan
- Enterprise Park
- Floyd Lamb Park Master Plan
- Kyle Canyon Development Agreement
- Kyle Canyon Development Standards and Design Guidelines
- Grand Canyon Village
- Grand Teton Village
- Iron Mountain Ranch
- John S. Park Neighborhood Historic District Design Guidelines
- John S. Park Neighborhood Plan
- Las Vegas Redevelopment Plan
- Las Vegas Technology Center Phase 1
- Las Vegas Technology Center Phase 2
- Lone Mountain
- Lone Mountain West
- Montecito Town Center
- Northwest Equestrian Park Plan
- Northwest Open Space Plan
- Rancho Charleston
- Scenic Byway Plan
- Spectrum
- Summerlin Development Standards
- Sun City Summerlin
- Torrey Pines
- Town Center Development Standards
- Union Park
- Upper Las Vegas Development Report
- West Las Vegas Plan

Staff assigned to this division coordinate and interface with regional and federal agencies and planning bodies such as the Southern Nevada Regional Planning Coalition and the Bureau of Land Management (BLM). The division leads the coordination and administration effort of the BLM land disposal program.

*Planning Manager* ..... Flinn Fagg, AICP.....229-6022  
*Planning Supervisor* ..... Andy Reed, AICP.....229-63016301  
*Historic Preservation Officer*..... Courtney Mooney .....229-5260  
*Urban Design Coordinator*..... Yorgo Kagafas, AICP.....229-6196  
*Fax Number*.....384-1397

## Council Ward 3

Population increased by about 33 percent in Ward 3 between 1990 and 2000. The increase was fueled primarily by a 191 percent increase in the Hispanic population. During the same time, the White population decreased by 31 percent. The Hispanic population impacted Ward 3 age and gender as well. More than 40 percent of all Hispanics in Ward 3 are under 18 years of age. Hispanic males outnumber Hispanic females by approximately 4,800 in Ward 3 with nearly all of the difference occurring among those 18 to 44 years of age.

Educational attainment declined substantially in Ward 3 between 1990 and 2000 for both those with high and college diplomas. Median household income increased but did not keep pace with other council wards or the City as a whole. Those with poverty level income increased substantially going from 14.8 percent to 21.2 percent. Unemployment increased as well, going from just over 8 percent to 11 percent. Family households increased slightly during the ten-year span to include over 64 percent of all Ward 3 households.

The zoning in Ward 3 is consistent with the more mature areas in the city of Las Vegas. Residential classifications represent nearly 50 percent of the land area, with over 96 percent already built. Ward 3 contains less than one percent of the vacant, developable land in the city of Las Vegas. While the mean home price in Ward 3 is much lower than that of the city of Las Vegas (\$179,927 as opposed to \$308,957), the mean home price has increased by 68 percent in the last eight years.

Development activity in Ward 3 was strong for calendar year 2008, when compared to the city of Las Vegas as a whole. Ward 3 accounted for 25 percent of projects submitted for site plan development review. In addition more than half of the mixed use projects submitted in 2008 were in Ward 3. The building permit and completed project activity was lighter in Ward 3, with about nine percent of permit valuation and completed projects for the year taking place in Ward 3.



### Demographics, Ward 3

	1990	2000
POPULATION	75,620	100,444
GENDER		
Male	51.5%	54.1%
Female	48.5%	45.9%
AGE		
Less than 18 years	25.9%	29.4%
18 to 64 years	63.2%	62.3%
65 years and greater	10.9%	8.3%
RACE AND ETHNICITY		
White	62.6%	32.7%
Black	8.8%	10.6%
Hispanic	22.0%	48.6%
American Indian	0.9%	0.6%
Pacific Islander	N/A	0.3%
Other	0.1%	0.1%
More than one race	N/A	2.2%
EDUCATIONAL ATTAINMENT		
(Persons 25+ years of age)		
High School Graduate	67.5%	57.7%
Bachelors Degree or Greater	8.9%	6.8%
MEDIAN HOUSEHOLD INCOME		
	\$24,725	\$31,278
HOUSEHOLD TYPE		
Family Households		
Married Couple	43.2%	41.4%
Male Head	6.1%	8.1%
Female Head	12.5%	14.6%
Non-Family Households	38.2%	35.8%

## Demographics, City Wide

	1990	2000
POPULATION	258,295	478,630
GENDER		
Male	50.5%	50.8%
Female	49.5%	49.2%
AGE		
Less than 18 years	24.8%	25.9%
18 to 64 years	64.9%	62.5%
65 years and greater	10.3%	11.6%
RACE AND ETHNICITY		
White	72.3%	58.1%
Black	11.2%	10.1%
Hispanic	12.1%	23.6%
American Indian	0.8%	0.5%
Pacific Islander	N/A	0.4%
Other	0.1%	0.1%
More than one race	N/A	2.5%
EDUCATIONAL ATTAINMENT		
(Persons 25+ years of age)		
High School Graduate	76.3%	78.5%
Bachelors Degree or Greater	13.4%	18.2%
MEDIAN HOUSEHOLD INCOME		
	\$30,590	\$44,069
HOUSEHOLD TYPE		
Family Households		
Married Couple	49.4%	48.3%
Male Head	5.0%	5.9%
Female Head	11.6%	12.2%
Non-Family Households	34.1%	33.5%

\*Population as of 7/1/08 — 599,087

## Current Zoning

Zoning Classification	Acreage	Percent of Total Acreage	Percent Built
Commercial	958.6	13.4%	86.7%
Industrial	363.9	5.1%	88.8%
Public	661.2	9.3%	85.0%
Residential	3,461.4	48.5%	96.2%
Undeveloped	74.7	1.0%	
Right of Way	1,617.9	22.7%	
<b>TOTAL</b>	<b>7,137.7</b>	<b>100.0%</b>	

## Mean Single Family Home Price

Year	Ward 3	City of Las Vegas	Clark County
1995	\$ 86,692	\$145,226	\$138,025
2000	\$107,160	\$179,163	\$181,822
2008	\$179,927	\$308,957	\$313,151

## Summary of Site Plan Development Reviews, (SDR) Calendar Year 2008

Category	Ward 3		City of Las Vegas	
	SDR	Acreage	SDR	Acreage
Commercial	28	159.5	83	358.0
Non-Profit	0	0	6	44.9
Mixed Use	4	3.8	7	88.2
Multi-Family	3	13.8	14	107.9
Single Family	0	0	5	130.6
Public	5	57.5	20	349.3
Conversion	1	0.8	5	18.9
Cell Tower	12	6.0	70	40.9
<b>TOTAL</b>	<b>53</b>	<b>241.6</b>	<b>210</b>	<b>1,138.7</b>

## Building Permits, Calendar Year 2008

	Ward 3		City of Las Vegas	
Category	Permits	Valuation	Permits	Valuation
Single Family New	3	\$ 150,500	994	\$ 62,414,209
Single Family Addition	48	\$ 411,609	258	\$ 4,891,940
Single Family Remodel	22	\$ 287,636	135	\$ 2,895,297
Multifamily New	1	\$ 24,850	6	\$ 146,542,405
Multifamily Remodel	1	\$ 573,000	3	\$ 623,000
Commercial New	20	\$ 35,096,272	118	\$ 143,624,263
Commercial Addition & Remodel	109	\$20,149,917	744	\$ 147,980,262
Pools & Spas	3	\$ 810,500	380	\$ 17,363,921
Public Remodel	1	\$ 400,000	1	\$ 485,000
Miscellaneous	210	\$ 7,032,162	1,318	\$ 69,264,956
<b>TOTAL</b>	<b>418</b>	<b>\$ 64,936,446</b>	<b>3,957</b>	<b>\$ 596,085,254</b>

## Completed Projects, Calendar Year 2008

	Ward 3	City of Las Vegas
Single Family New	20	1,410
Single Family Addition	31	162
Single Family Remodel	21	124
Multifamily New	1	45
Commercial New	8	40
Commercial Addition & Remodel	102	633
Miscellaneous	52	204
<b>TOTAL</b>	<b>233</b>	<b>2,618</b>